

# Hat Creek Ranch

[www.HatCreek4sale.com](http://www.HatCreek4sale.com)

## ~ SUSTAINABLE FARMING OPERATION ~

± 95 Farmable Acres



Recent Capital Improvements enable an ancillary, income-producing farming operation

### LASER-LEVELED ACREAGE

- ±95 Farmable Acres
  - Laser-Leveled, Cross-Checked
  - Accessible from North or South Ranch Entrances
- Planted to Alfalfa in 2011 (full growing season in Summer 2012)

### ADJUDICATED WATER RIGHTS

- Hat Creek water diversion system
- Developed Well

### EFFICIENT IRRIGATION SYSTEM

- Laser-Leveling, berms and levees accommodate flood irrigation
- Several miles of Underground PVC pipe
- Risers and Valves enable staggered, controlled water flows

Additional Photos →

~ Information contained in this flyer is not guaranteed. Buyer should verify all information with appropriate professionals. ~

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